



**CREDITON HILL, NW6 £1,850,000** Subject to contract

We are delighted to present this three-bedroom, two-bathroom garden flat located on one of West Hampstead's premier roads. Offering 1,512sqft of living space with a generous 22' reception room leading on to the dining area which looks out on to the 69' private garden. The property is well proportioned with three bedrooms and two bathrooms and a separate kitchen. The property is offered chain free and has a share of the freehold. There is also a large basement with reduced headroom, which provides excellent storage, and also scope for a potential basement extension, subject to appropriate planning consents.

Proposed as per planning application ref 2020/4658/P: 155 sq m; 1668 sq ft.

Planning Ref: 2020/4658/P Plans are available to inspect online.

Principal Bedroom With En Suite Shower Room | Two Further Bedrooms | Bathroom | Open Plan Reception/Dining Room | Kitchen | Private Garden | Off Street Parking | Share Of Freehold | Potential to Extend

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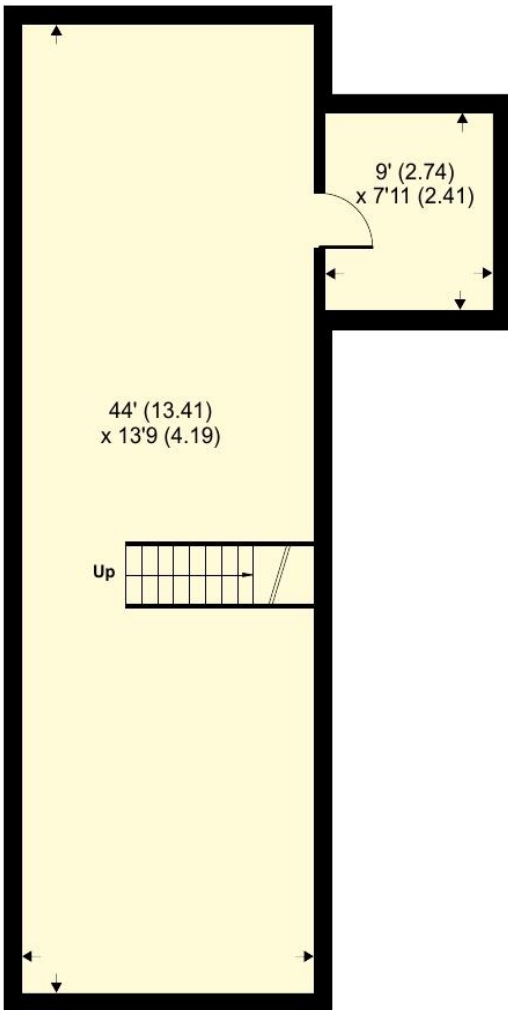
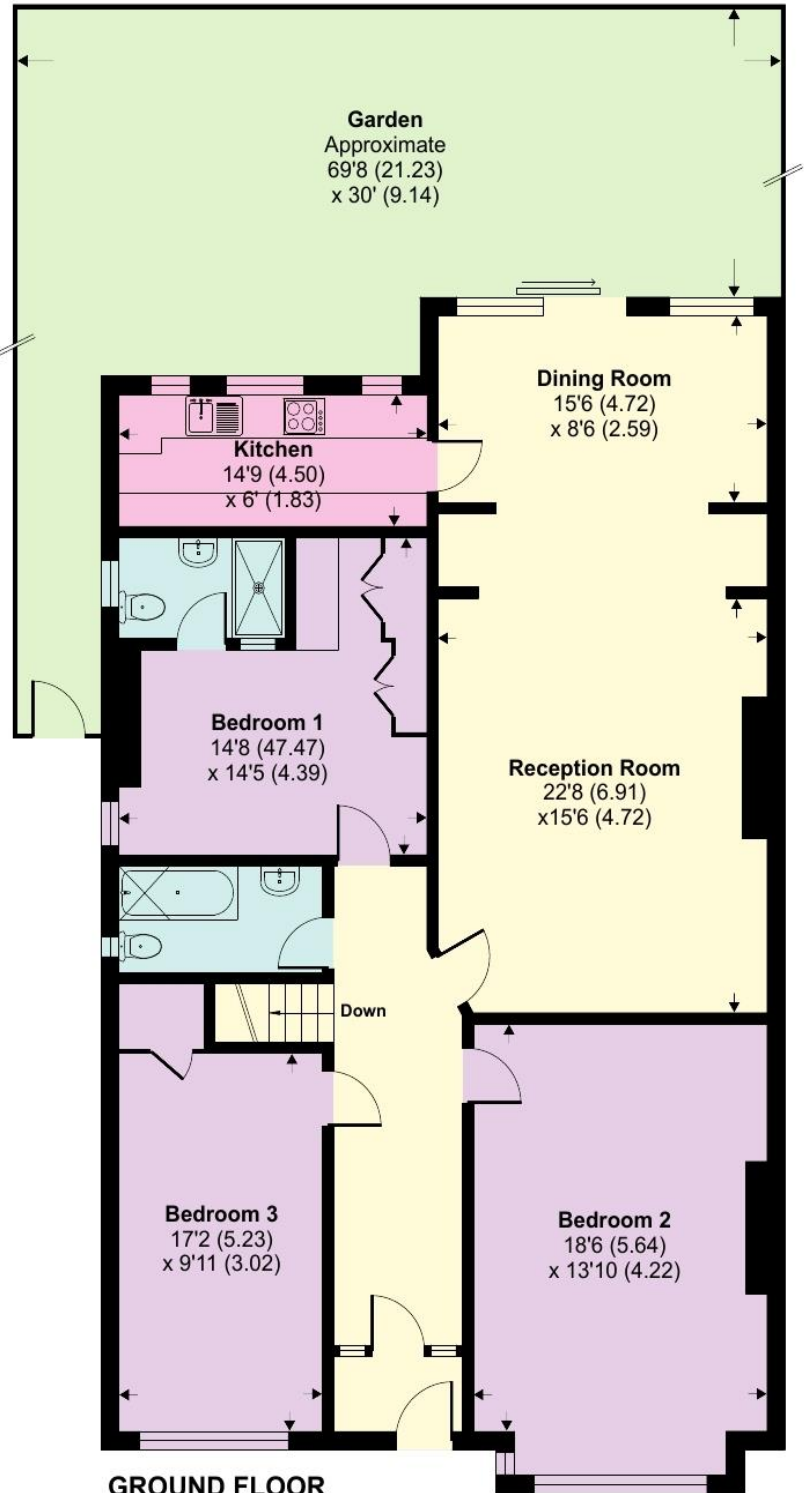
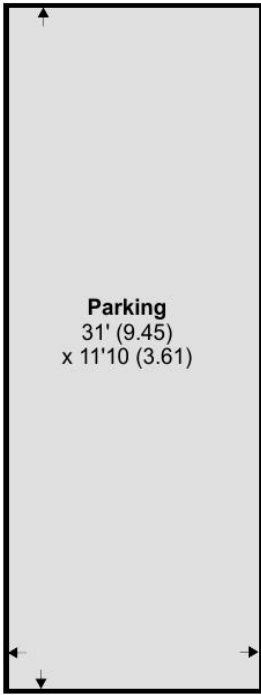
# Crediton Hill, West Hampstead, London, NW6

Approximate Area = 1512 sq ft / 140.5 sq m

Basement = 681 sq ft / 63.2 sq m

Total = 2193 sq ft / 203.7 sq m

For identification only - Not to scale



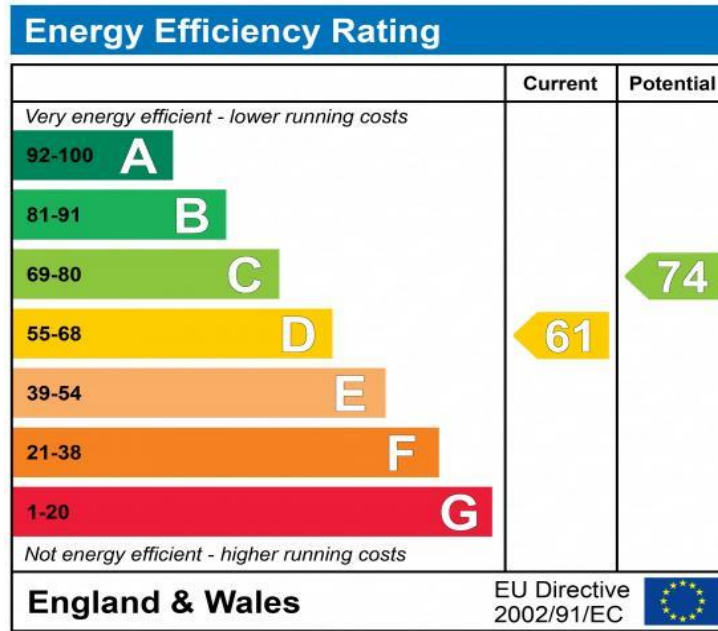
**BASEMENT**

**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for TK (Hampstead) Ltd. REF: 988097





**Tenure:** Share of Freehold

**Term:** 999 years from 01/01/2016      **NOTES:**

**Service Charge:** £800.00 Per Annum

**Current Ground Rent:** A Peppercorn / No Ground Rent Applicable

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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